

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: _____ 3R
Amend No.: _____

Date Prepared: August 22, 2008

Council Meeting Date: September 16, 2008

TO: Carl Swenson, City Manager
FROM: Glen Van Nimwegen, AICP Community Development Director *GN*
THROUGH: Chris Jacques, AICP Interim Planning Manager *CJ*
PREPARED BY: Monique Spivey, Associate Planner

SUBJECT: Essex Land Company (ANX08-01): Public Hearing to receive comment on the proposed annexation of approximately 2.1 acres of privately-owned property located west of the northwest corner of Lake Pleasant Parkway and Happy Valley Road.

RECOMMENDATION:

A Public Hearing to hear any testimony deemed appropriate on the proposed annexation. No Council action may be taken at this time.

SUMMARY:

The City of Peoria is initiating a request on behalf of Essex Land Company LLC for annexation of approximately 2.1 acres located west of the northwest corner of Lake Pleasant Parkway and Happy Valley Road. The property lies within the City's Planning Area Boundary and is contiguous to the City's jurisdictional boundaries to the north, south, east, and west. The site is immediately west of the Denaro Corporate Center.

Please refer to (Exhibit B), Location Map, for the general location of the proposed annexation area, and to (Exhibit C), Location Map, for an aerial view of the subject property. The owner plans to file a petition to rezone the property to a Planned Area Development. The future rezone request will involve amending the current PAD (Z03-04) for the Lake Pleasant Town Center to include the annexation area.

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business

ORD. # _____ RES. # _____
LCON# _____ LIC. # _____
Action Date: _____

The proposed annexation is in conformance with the adopted annexation policy. Pursuant to A.R.S. §9-471, the City Council must hold a Public Hearing prior to acting on any annexation request. Public testimony will be received by the City Council but no formal action may be taken at this time. An Ordinance will be forwarded at a subsequent meeting for Council's consideration.

ATTACHMENTS:

- Exhibit A: Legal Description
- Exhibit B: Location Map
- Exhibit C: Project Map

**EXHIBIT A
ANNEXATION (ANX08-01)
LEGAL DESCRIPTION**

That portion of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 5, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said portion is Parcel No. 3 of that certain Warranty Deed recorded in 00-456984, Maricopa County Recorder, described as follows:

COMMENCING at the South quarter corner of said Section 5;

Thence North 01 degrees 27 minutes 49 seconds West along the North-South mid-Section line of said Section 5, a distance of 1,268.67 feet to the Northerly right-of-way line of the Estrella Roadway (Happy Valley Parkway), said roadway description per MCDOT Project No. 68840, said point also being the POINT OF BEGINNING;

Thence continuing along the North-South mid-Section line of said Section 5, North 01 degrees 27 minutes 49 seconds West, a distance of 47.30 feet;

Thence South 89 degrees 49 minutes 51 seconds East a distance of 658.97 feet;

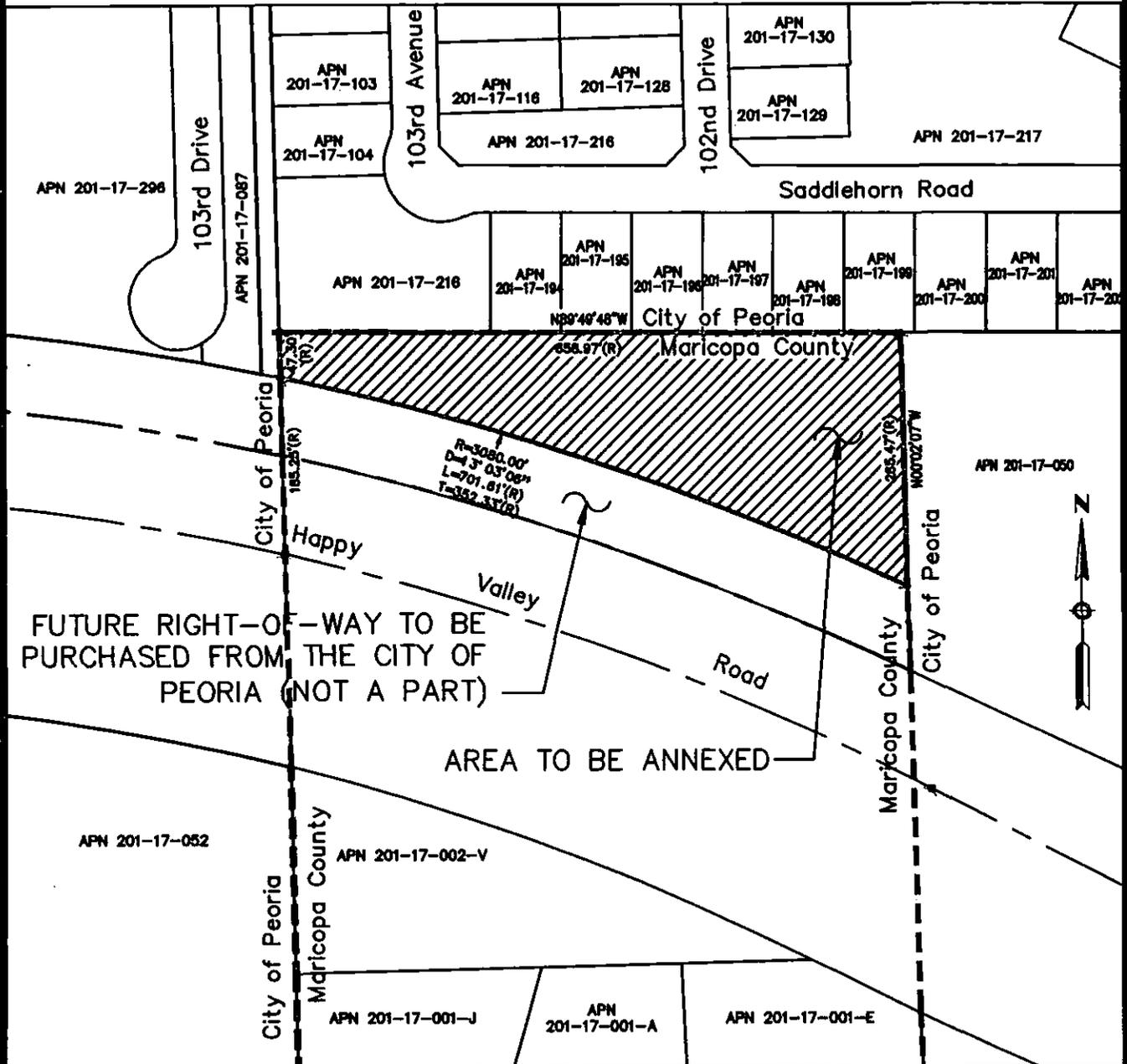
Thence South 01 degrees 28 minutes 50 seconds East a distance of 265.47 feet to the point of a not-tangent curve to the left having a central angle of 13 degrees 03 minutes 06 seconds, and whose radius bears South 24 degrees 50 minutes 41 seconds West a distance of 3,080.00 feet, said point also being on the Northerly right-of-way line of the Estrella Roadway;

Thence Westerly along said Northerly right-of-way line an arc distance of 701.60 feet to the point of BEGINNING.

EXHIBIT B

SKETCH

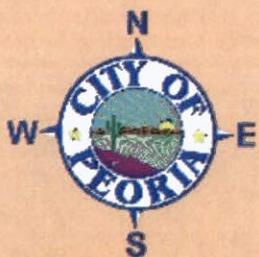
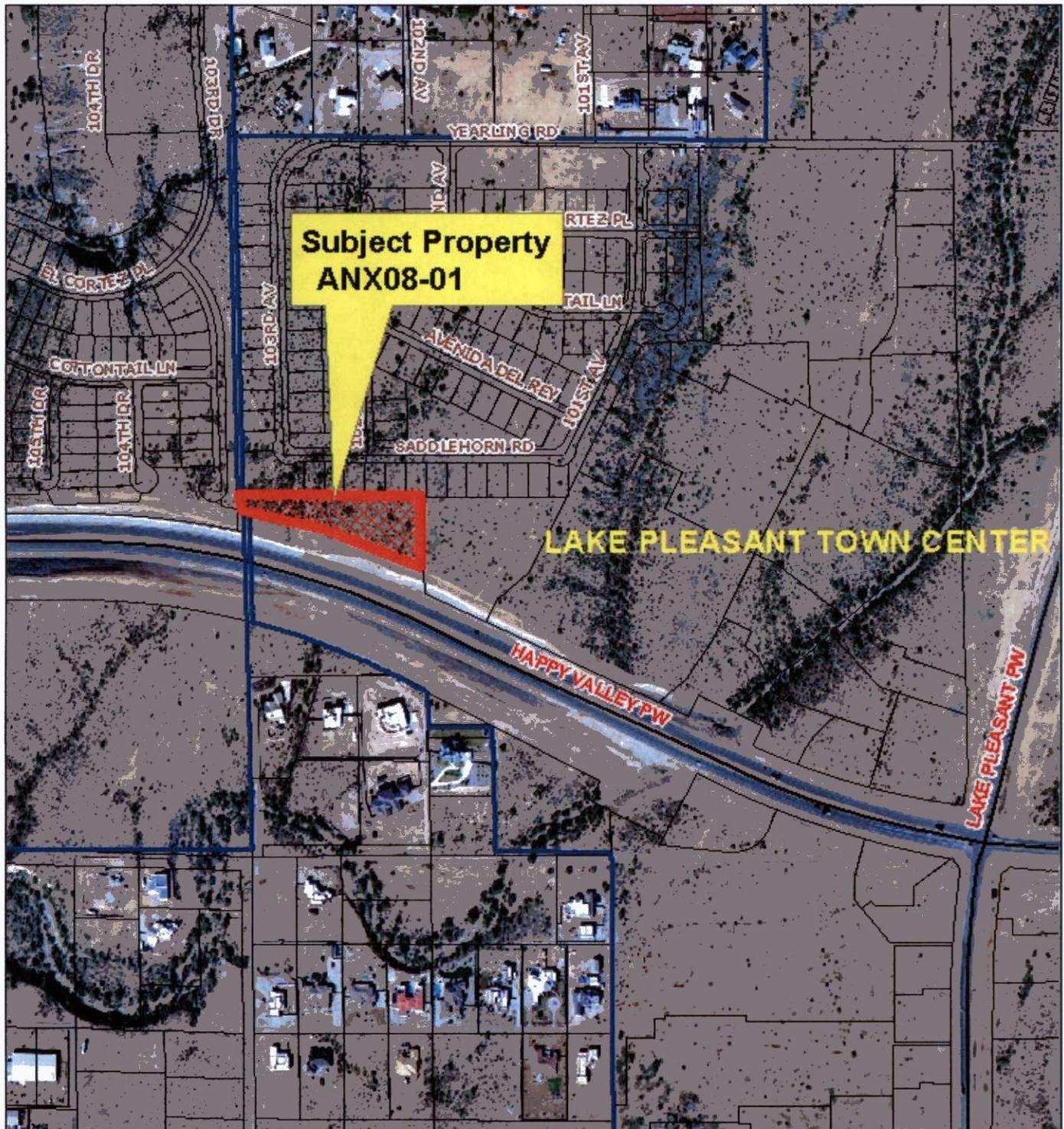
ANX



Title: Denaro Corporate Center Phase II Annexation Exhibit

Preparing Firm: JKD Consulting
Address: P.O. Box 5027, Glendale, AZ 85312
Phone: (623) 251-6333

ANX08-01 Location Map



Not to Scale

Annexation (ANX08-01)

West of the Northwest Corner of Lake Pleasant Parkway
& Happy Valley Road

Exhibit C